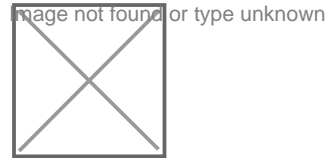


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

IMPROVED PRICING! INVEST IN A BUSINESS THAT THRIVES IN ANY ECONOMY! TURN-KEY OPPORTUNITY IN THE...



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
29315


MLS ID:
A2193531

\$319,000



 **PIYUSH GIRDHAR**
 (403) 590-8595

 Royal LePage METRO
 403-400-0000

 Calgary , Alberta

Transaction Type For Lease	Days On Market 59	Lease Amount 5678.00
Lease Frequency Monthly	Zoning I-G	Year Built 2021
Structure Type Industrial	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1900.00	Building Area (Sq. M.) 176.51	Inclusions Schedule D to be attached to the offer to purchase
Restrictions None Known	Reports Financial Statements, Floor Plans	

Improved Pricing! Invest in a business that thrives in any economy! Turn-key opportunity in the automotive industry! This well-established and profitable wheel & tire shop generates over \$1.1 million in annual sales with a strong, loyal customer base and established dealership relationships that provide consistent revenue. Located in a prime, high-traffic area, the business features an excellent showroom with ample space for product displays and advertisements. The building is fully up to code and equipped with top-of-the-line tools, including: Corgi Tire Changer, Hunter Tire Balancer, Ingersoll Rand Air Compressor, 10,000 lb Rotary Lift and Full set of tools and equipment With room for expansion, there's potential to add additional services such as mechanical repairs, PPF, detailing, and more! With room for expansion, this is a fantastic opportunity for an owner-operator or investor looking for a profitable, recession-resistant business in the growing automotive sector. This listing is only for the "Business for Sale- No real estate included". The industrial bay is available for sale separately if buyer wishes to buy it. Please note that the address on the listing is not actual address.

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